

To: Herrera, Angeles[Herrera.Angeles@epa.gov]
From: Blumenfeld, Jared
Sent: Fri 3/27/2015 10:00:25 PM
Subject: Re: Hunters Point Naval Shipyard updates, news, and followup

Excellent news. Thanks for tracking this down.

Sent from my iPhone

On Mar 27, 2015, at 1:59 PM, Herrera, Angeles <Herrera.Angeles@epa.gov> wrote:

Good news! In 2013-14 Hunters Point Family (HPF) graduated 55 students; 48 are now employed; a number of these students are working on the Candlestick Park redevelopment, which is another Lennar project adjacent to the Hunters Point Naval Shipyard. This 87% placement rate is considered a success. The EWDJT (Brownfields Job Training Program) program sets a 75% placement rate as the goal/expectation. HPF is working successfully with CityBuild to help place HPF graduates. Superfund staff have continued to share information about the EPA-funded job training program with the Navy, Navy contractors, Lennar's development and community affairs offices, Lennar's environmental contractor, Supervisor Cohen, the San Francisco redevelopment office, and the City's Public Health department. They will continue to do so. Staff will also meet soon to discuss other options to ensure all relevant parties are aware of the program's graduates and their skills. We can talk further about this issue if you'd like.

From: Blumenfeld, Jared
Sent: Friday, March 27, 2015 9:07 AM
To: Herrera, Angeles
Cc: Kao, Jessica
Subject: Re: Hunters Point Naval Shipyard updates, news, and followup

Thanks for this. On the jobs front, it is very frustrating that even though Lennar hired 317 local folk to work on the project this number did not include any of our 55 epa funded graduates! This is unacceptable. Can you investigate what's going on and get back to me. Thanks.

Sent from my iPhone

On Mar 26, 2015, at 4:41 PM, Herrera, Angeles <Herrera.Angeles@epa.gov> wrote:

Jared,

We wanted to give you some updates, news, and followup from our briefing on Hunters Point Naval Shipyard.

First, on March 18, John Chesnutt, Jackie Lane, and Lily Lee met with Supervisor Malia Cohen and her staff to provide an update on cleanup at the Hunters Point Shipyard and Yosemite Slough. The Supervisor appreciated that EPA is reaching out to diverse residents about cleanup progress and health effects, addressing community concerns about dust and radiation, and giving Brownfields job training to local workers.

Second, below are other updates and followup to our briefing:

- **Public Meetings** – The Navy will host a meeting April 9 regarding radiation issues. The City's five public meetings about the parcel transfers of D-2, UC-1, and UC-2 are postponed to no earlier than April 27 through Jun 16. We will send out a fact sheet and schedule to EPA's site snail mail and email distribution list.
- **Job Training Placements** - Hunters Point Family/Young Community Developers

(HPF/YCD) is collaboratively working with CityBuild to place their graduates. HPF/YCD enrolled 63 participants. 55 of the participants graduated. 48 of the graduates have been placed into various employment opportunities. None of the HPF graduates have been hired by Lennar or Navy contractors, but several are working on projects in the neighborhood. The Navy invited Nova Blazej to speak at its April meeting of basewide contractors to give information about HPF/YCD.

- **Local hiring** – In December 2014, Lennar’s construction firms hired 317 local residents who worked 88,689 hours, which was 25% of total overall work hours. In 2013, the Navy’s contractors hired local workers or groups of local workers for projects 76 times and purchased goods or services from local vendors 118 times.
- **Green building** – The homes that just sold are LEED Gold certified and “solar ready.” They have piping and brackets in place, and the future Homeowners Associations can then vote to decide if they want to purchase solar panels.

Third, attached are several recent news articles tracking development progress that you may find interesting. Below are highlights:

- **Just sold out** - The first two buildings (88 homes) have sold out, and some new owners move in next month. 60% of buyers are already San Francisco residents and 70% are first time home-buyers. 9 units are “below market rate.” Market rate units cost \$650/sf, nearly half the citywide condo average of \$1,221/sf.
- **New construction started on below market rate homes** - Construction started last week on the Alice Griffiths project, which will provide 256 replacement new apartments for residents making less than 20% of Area Median Income (AMI), which would be \$20,400 for a family of four. Overall, Lennar committed that nearly a third of its 12,000 new homes will be “below market rate.” 15% of the total will be “affordable” units for residents making less than 60% AMI, e.g. \$61,150 for a family of four, 8% will be “inclusionary” units for residents making 80-120% of AMI, e.g. \$122,300 for a family of four, and 8% will be for “workforce” units for residents making less than 140% of AMI, e.g. \$142,650 for a family of four.
- **What does “affordable” mean?** - “Below market rate” housing includes many categories. At the Alice Griffiths project, HUD-subsidized public housing, a family of four making \$20,400 would pay \$510/month in rent. In the largest category (1,388 units or 12% of all new housing), a family of four making \$61,150 a year could pay rent of \$1,375/month for a 3 bedroom unit, including utilities. In “inclusionary” units, a family of four making \$81,500 could pay \$101,000 to own a home. Thousands typically apply through nonprofits for every hundred slots, which get awarded by lottery.

Please let us know if you need any more information.

Angeles

<Alice Griffiths New Construction 3-17-15.pdf>

<Lennar devt progress & plans SF Business Times 3-12-15.pdf>

<New-Hunters-Point-condos 3-2015.pdf>